

LIVELY DEMAND FOR MEDIUM PRICED HOUSES ALL OVER THE CITY

HOUSES DEMANDED AT MEDIUM PRICES IN ALL SECTIONS

Ownership of a Home Increases Civic Pride in Men.

Moore & Hill Find Real Estate Business Very Busy.

"If I were to mention one phase as standing out more prominently in the real estate situation than any other," said a member of the Moore & Hill Real Estate Company, yesterday, "I should say it was in the demand for and sale of moderate priced houses.

"The condition prevails that the agent who can offer a new house, well built, and at a medium price, stands a good chance of disposing of it, as note the rows of new dwellings in all sections of this city sold, many of them, before completion. This applies practically to all parts of the city and bespeaks a healthy condition, as well as a growing tendency upon the part of Washington people to own their own houses instead of paying the rent collector.

Prompts Civic Pride.
"To the man who would see a larger degree of civic pride, this acquisition of homes is full of hope. Once that a man becomes a home-owner his point of view as a resident is changed. He has an added interest in his city, a certain sense of ownership, of proprietorship, and instead of rooting for the town he left, he begins to notice how beautiful the Capital is, and he is proud of it, and he tells of it here and away from here.

"As to our business, we have never found it more active. With an increased force at work, every department of our office has been kept busy and working overtime. We are more than pleased with present conditions and the outlook for the future."

Recent Sales.
The following recent sales are reported by Moore & Hill:

For ex-Gov. William Pitt Kellogg, premises 1833 V street, Washington Heights, the price was about \$9,000.
For Charles F. Calloun, 1833 Kenyon street, Columbia Heights, a frame house and lot for \$5,000.
For Thomas H. Pickford, 548 Fourteenth street southeast, for \$3,250.
For William J. Pentress, 1813 Eighteenth street northwest, for \$5,000.
For Henrietta and Harriet Rubenacker, 1740 Seventh street northwest, business property, for \$5,000.
For Andrew C. Wiley, premises 1838 Fifth street northwest.
For T. Franklin Schneider to John H. Holt, five houses in Snow's court northwest.
For Mrs. Ada C. Baumgartner, 952 R street northwest.
To Andrew J. White, a building site on Macomb street, Cleveland Park.
To Miss Mary A. J. Power, 1111 N street northwest.
For Edward B. Blizard, 1208 Thirtieth street northwest.
To L. E. Wilberger, 129 Quincy street, West Eckington.
To Augustus H. Walker, 137 Quincy street northwest.
To Wallace W. Chiswell, 107 and 109 L street southeast.
To Miss Anna E. Ball, 121 Quincy street, West Eckington.
For Mrs. Hogan to Philip S. Gerdon, ten acres on Central avenue, near Beuring.

HANDSOME HOTEL NEAR NEW DEPOT

Costnett Estate to Erect Structure at Cost of \$70,000.

John J. Costnett, representing the Costnett estate, has taken out a building permit for the erection of a four-story brick and stone fireproof hotel, to be built at 2 Massachusetts avenue northwest.

The cost is placed at \$70,000 and the contractor named in the permit is Arthur Cowell. The plans were prepared by Architect T. M. Medford.

When completed, Washington will have a building that will probably be designated as the Flatiron, as it will resemble, on a much reduced scale, that very celebrated structure in New York city.

The hotel is to be called the Plaza, and it will mark the beginning of improvements around the new Union Station. The building of this hotel has been delayed some months, as the first intention was to have it front on North Capitol street, but as it was discovered that plans had been made for a Government reservation in front of the building which would materially affect it, the plans were changed to conform to the change in the street.

The hotel will be equipped with all essential modern fixtures and conveniences and be up-to-date in every way.

H. MATHIESON WILL BUILD TWO-STORY DWELLING

H. Mathieson has secured a building permit to have erected at 513 Nichols avenue southeast a two-story frame dwelling that is estimated to cost about \$2,000. The contract has been awarded to C. H. Willett, who is both designer and builder.

EIGHTEEN PEOPLE TO ACRE IN GREATER NEW YORK

Of the great cities, New York has the smallest ratio of population to the acre. Its 3,716,000 inhabitants have an area of 208,866 acres (by far the largest city territorially in the world), so that there are eighteen people to an acre.

Saul's Addition Opens Attractive Suburb Reached By Fourteenth Street Car Line



VISTA OF EMERSON STREET IN SAUL'S ADDITION.

Macadam Streets and Other Improvements Add to Rural Environments.

The extension of Fourteenth street has brought the territory lying immediately north of Columbia Heights and Mt. Pleasant into close touch with the Government departments, and the business centers of the city and opened up what seems destined to be a most desirable and attractive suburb. The point around which centers the greatest present activity and development is Saul's Addition to the city, which occupies a beautiful and commanding situation, and has been laid out and improved by macadamized streets, and by the installation of water mains, sewers, gas, and electricity.

The surroundings are of unusual natural beauty, and the improvements are such as to afford the residents every city comfort and convenience, with the additional attraction of semi-rural environment. Remarkable success has attended the progress of this subdivision from its inception. A large number of lots have been sold, and many handsome homes have been erected, sold and occupied, all within the brief space of one year.

On Direct Car Line.
Among the many advantages of this property are the excellent car service, placing it within twenty minutes of the Treasury, over a line operating a three-minute schedule, without change of cars. Proper precautions have been taken to protect the interests of those locating on the property by such reasonable restrictions as will prevent the erection of undesirable structures of any kind, thus insuring a high class residential section.

Broker Gives Views.
Speaking of the unusual demand at this time for conveniently located suburban or semi-suburban property, E. L. Sansbury, a real estate broker of 719-721 Thirtieth street northwest, says that within the last few years real estate developments in the vicinity of Washington have been of an almost phenomenal character, much greater, in fact than the average man would suppose, unless his attention had been especially directed to the matter. These rapid changes, he says, have been made possible largely by the extension of the electric car lines, which now penetrate practically all the sections best adapted for residential purposes.

Another potent factor, he thinks, is the constantly increasing tendency on the part of many of our citizens to leave the more congested and closely built up districts and seek detached homes with plenty of space around them and especially in the true, when they can find such homes within quick and easy access of the city.

NEW HOME FOR G. G. MITTS BUILDING ON DOUGLAS AVE.

George G. Mitts has contracted with Builder W. W. Turner to erect for him a two-story brick dwelling at Douglas avenue and Anacostia road, at an estimated cost of \$2,000. Plans were furnished by Architect A. R. Lindsey, and the work is to proceed at once, Building Inspector Ashford having issued a permit.

NEW REAL ESTATE FIRMS ARE READY FOR BUSINESS

With the opening of the fall season and the expected active business in the realty line comes the formation of several new firms. The latest to be organized is the Simpson-Sullivan Company, incorporated, composed of Charles W. Simpson, formerly vice president of Moore & Hill, incorporated, and W. D. Sullivan, who has been associated with Simpson at Thirtieth and G streets northwest.

The new firm is fitting up handsome offices at 1408 G street, in the immediate center of the real estate fraternity, and expect to be ready for business this week.

THOS. J. FISHER & CO., Inc.
1414 F St. N. W.

Detached Cozy Home
Lot 3x15 to alley.
7 rooms and bath
Cellar; new plumbing.
CHOICE LOCATION.
Price Only \$4,500

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You'll find on our lists of D. C. Realty for sale the most desirable Home Properties, the best Business Properties, and the most promising Investment Properties. Splendid Suburban Property along Connecticut avenue extended at 6c to 40c per foot.

Thos. J. Fisher & Co., Inc.
1414 F St. N. W.

AMAZING GROWTH OF ELECTRIC LINES

Washington One of the Pioneer Cities, Only 18 Years Ago.

The first electric roads were opened in 1889 in Richmond, Va., Allegheny, Pa., and Washington, D. C. In 1902, the total number of lines in the United States was 797, with a mileage of 22,577 miles. In 1890 there were only 3,123 miles of street railroads, of which seven-tenths still used animal power. In 1902, 97 per cent used electric power. The development of electric transportation lines has, in fact, been very similar to that of the steam road in their earlier history. Up to 1895 there were only local city lines. From 1896 through 1901 was a period of rapid extension, and since then the shorter lines have been consolidated into larger systems—a process which has been attended by financial reorganization.

In 1896 there were already sixty-nine chartered companies, with 1,250 miles of track. In 1902 there were sixty-two companies, operating 2,470 miles, or one-fifth the mileage of the steam roads. Of the electric roads, 54 per cent were distinctly extra-urban. It is said that nearly nine thousand miles of traction lines have been sold, and many handsome homes have been erected, sold and occupied, all within the brief space of one year.

COWSILL GETS CONTRACT FOR OFFICERS' QUARTERS

Arthur Cowsill, builder, has been awarded the contract for the construction of five buildings for officers' quarters at the Marine barracks at his bid of \$73,067.

Mr. Cowsill is now finishing up the Adams Israel Temple, at the corner of Sixth and I streets northwest, and is about to commence the construction of the new Plaza Hotel, near the new Union Station.

BETHESDA TRACT BOUGHT; WILL BE DIVIDED INTO LOTS

Uriah D. Seltzer has purchased, through the office of J. Hittmiller, realty broker, a tract of 180 acres of land near Bethesda, Md., for which the consideration is said to have been between \$50,000 and \$70,000. The land fronts on the Washington and Rockville electric line and Cedar lane, and was held by A. B. Browne as trustee.

The new owner intends to subdivide the tract and place it on the market.

GODDESS OF LIBERTY ON TOP OF SKYSCRAPER

A Cleveland skyscraper, twenty stories high, will be topped by a Goddess of Liberty holding a torch, from which a leaping flame of gas will be burning at all times. The exact hour of the day and night will be indicated by causing the flame to shoot high into the air during the minutes preceding each hour.

RESIDENCE FOR MR. IRVIN IN TWENTY-SIXTH STREET

Architect H. L. Thornton has prepared plans for a two-story brick dwelling estimated to cost \$2,500 that T. J. Irvin will have erected by Builder J. W. Powell at 827 Twenty-sixth street northwest. The contract calls for the work to be done in a workmanlike manner, and as building operations have begun it is expected to be under roof at an early day.

\$500 Cash

325 monthly notes; Price reduced to \$7,000.

Those beautiful new houses—1245-1247 Kenyon st., Columbia Heights. 10 rooms, and 2 full bathrooms; Hot Water Heat; well built and attractively finished.

Open for inspection every day and Sunday.
Thos. J. Fisher & Co., Inc.
1414 F St. N. W.

New Passenger Station Has Novel Light Plan

Equipment For Building Will Include 970 High-Power Arc Lamps and 3,000 Incandescent Lamps of 16-Candlepower.

Plans developed for lighting the new Union passenger station and terminals contemplate the use of 450 500-watt arc lamps, 500 high efficiency lamps, and about 3,000 16-candlepower incandescent lamps.

To light the pipe and wire tunnels between the power plant and the station and express building requires 100 incandescent lamps, or one every ten feet. To care for the wires used in this great lighting system required the installation of about 8,000 feet of conduit of various sizes in the station and about 65,000 feet in the express building, power plant, and K street signal tower, and about 12,000 feet in the train sheds. In addition to the lighting conduits, about 20,000 feet of conduits are required for the telegraph and telephone wires at the station building, powerhouse, and K street signal tower.

Owing to the unusual size and height of the ceilings and some of the rooms in the station, special lighting schemes were resorted to. This was especially true in the general waiting room. Natural light is provided by the use of semi-circular windows located at about the elevation of the spring line of the ceiling arch. In the east end of the room there is one window, on the north side five windows, and in the south three windows. The west end will receive light through the roof over the ticket lobby, which is equivalent to a window fifty feet in diameter.

The electric light will be furnished by 150 inverted arc lamps located in the alcoves of the balcony over the vestibules in the north and south sides of the room. These balconies are divided into five general groups, or alcoves, on each side. Each group is in turn subdivided into three sections by stately pedestals on the parapet walls.

ADVANCE IN MATERIALS RETARDS BUILDING

CHICAGO, Sept. 14.—Building Commissioner Downey says building has fallen off the past three months to an alarming extent on account of high prices and, incidentally, the high money rates. He has prepared the following statistics showing an average advance of 25 per cent in prices of materials the past three years:

Lumber, per 1,000.....	\$30	\$38
Lime, per barrel.....	\$5.00	\$6.00
Crushed stone, a load.....	\$1.50	\$1.80
Mason's wages, per hour.....	62¢	65¢
Laborers' wages, per hour.....	52¢	55¢
Day.....	\$2.50	\$3.00

"Steel and iron have advanced 25 per cent," he says, "and I am confident profits have been boosted 40 per cent to 70 per cent over legitimate business rates. It is the fault of the big trusts. The retailers are not to blame."

PERMIT GRANTED TO E. A. KOSS FOR THREE-STORY HOUSE

Inspector Ashford has issued a building permit to E. A. Koss for the erection of a three-story brick residence at 1314 Calvert street, Washington Heights, that is estimated will cost \$8,700. The design of the house is by Architect Julius Wenig, and is possessed of many novel and beautiful features that will make it one of the most attractive dwellings of that section—so noted for the originality and charm of its many new houses. The contract has been awarded to Builder Peter Fersinger.

\$500 Cash

325 monthly notes; Price reduced to \$7,000.

Those beautiful new houses—1245-1247 Kenyon st., Columbia Heights. 10 rooms, and 2 full bathrooms; Hot Water Heat; well built and attractively finished.

Open for inspection every day and Sunday.
Thos. J. Fisher & Co., Inc.
1414 F St. N. W.

Behind these parapets, concealed from view, the inverted lamps will be placed, arranged in groups of eighteen, or six per section, making ninety lamps in each side of the room. In addition to the above general lighting scheme floor outlets are provided, permitting the placing of clusters of incandescent lamps in the backs of seats in the central portion of the room. With the walls of white granite, the ceiling of ornamental plaster, and the floor of white marble the results will be very satisfactory and the effect very artistic.

In lighting the open portico extending across the front of the building a distance of 50 feet the best results are to be obtained by placing brackets on the faces of piers forming the north and south sides of the portico or colonnade. The same method will be used in the east portion.

Twenty lamps of a high efficiency will be used in lighting the central pavilion or main entrance, twelve in the state entrance or east pavilion, and thirty-six in the west pavilion or carriage porch, making a total of sixty-eight. To light the remainder of the portico fifty-five lamps of a lower efficiency will be used. In addition to the bracket lighting described the main domes will be equipped with ceiling fixtures, particularly those over the central pavilion and west carriage entrances.

The concourse will be lighted by a liberal use of skylights in the roof, about one-half of the area being of glass construction, while the entire north side is open to a height of seventeen feet. Artificial light will be supplied by seventy-two arc lamps suspended from the ceiling, while twenty additional arc lamps will be used in lighting the fifteen-foot extension of the concourse. About 60 incandescent lamps will be required in lighting the train signs, gates, and train starting signals.

SEVENTH STREET PROPERTY MAKES RECORD AT \$55,000

The store property, 910 Seventh street northwest, including the dwelling 709 I street, has just been purchased by Morris R. George, who occupies the Seventh street building. The price paid the owners, William H. Spiguel, Mrs. James G. Bowen, and Mrs. Somerset R. Waters, is \$55,000, which is regarded as a record for property in that block.

The property fronts 22 1/2 feet on Seventh street by depth of 100 feet, and the I street house fronts 20 1/2 feet by depth of 100 feet.

The transaction was negotiated by N. L. Sansbury, F. A. Blander, and Stone & Fairfax.

NEW PLAZA HOTEL COSTLIEST IN WORLD

NEW YORK, Sept. 14.—The company which is erecting the new Plaza Hotel has borrowed within a week \$4,000,000 the money being obtained with short term notes on an income basis of 11 per cent. The paper is said to be taken by stockholders interested in the enterprise, the principal owners being H. S. Black and John W. Gates. Adding the amount already expended, the new hotel, when finished, will have cost \$12,500,000, which is the largest hotel investment in the world.

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The price is MODERATE.
Location, NONE BETTER.
DESIRABLY ARRANGED.
Decorations of your own choosing.

READY FOR OCCUPANCY ABOUT OCT. 1.
Our representative will be pleased to meet you at the property on Sunday or at your convenience.

13th and Girard,
Columbia Heights.

REAL ESTATE TRANSFERS PLACED ON RECORD

Twenty-second street northwest, between G and H streets—Eldridge E. Jordan et ux. to E. Olivia Johnson, lot 2, square 29, \$20, \$10.

322 Eleventh street southeast—Arthur Carr, trustee, to Julius Hanlein, lot 22, square 24, \$10.

Pennsylvania avenue southeast, between Twelfth and Thirtieth streets—John O. Hayne et ux. to Norwood A. Eaton and Nora Eaton, lot 22, square 102, \$10.

Wesley Heights—Thomas E. Waggonman, trustee, to Katherine E. Malone, lots 41 to 44, block 18, \$2,000.

Alley, between Thirtieth and Fourteenth, S and T streets northwest—Furmann J. Shadd et ux. to Marian P. Shadd, lot 27, square 23, \$10.

Woodley Park—Harry L. Horton to Charles E. Barnes, lots 4 and 5, block 11, \$10.

G street southeast, between Thirtieth and Fourteenth streets—Harry Wardman to Charles T. Bishop, lot 17, square 104, \$10.

Connecticut Avenue Heights—Havila R. Cokerille to George S. Webb, lot 45, block 2, \$10.

Connecticut avenue extended—H. B. Dulaney et al., receivers, to Grant W. Taylor part lot 105, square 2204, Woodley Park, \$2,340.85. Same to same, part lot 92, square 2204, \$15.17.

221 Massachusetts avenue northeast—Philip H. Christman et ux. to Thomas H. McKeown, lot 34, square 836, \$10.

Additional Anacostia—James T. Harrison et ux. to William J. Hahn, lot 434, \$10.

Buena Vista—Edwin Forrest, et al., receivers, to Edythe Hamill, lots 12 and 13, block 11, \$10. Mary E. Keller for same, same property \$10. Edythe Hamill conveys same property to Lawrence J. Mills, \$10.

Handle Highlands—United States Realty Company to Maude A. Freeman, lots 28 and 29, block 22, \$10.

Seventh street northwest, between I and K streets—William H. Spiguel, et al. to Morris R. George, lots 3 and 4, square 27, \$10.

Deanwood—M. Elizabeth Browning, et al. to John W. to Ernie B. King, lot 24, \$10.

E street southeast, between Seventh and Eighth streets—Michael J. Keller et ux. to Francis R. Keller, part original lot 4, square 902, \$10.

1748 S street northwest—John D. Coulghlan et al., trustees, to Frances J. Hall, Elizabeth M. Colclazier, Annie M. Colclazier, and Ellen C. Colclazier, lot 27, square 225, \$10. Annie M. Colclazier conveys one-fourth interest in same property to Ellen C. Colclazier, \$10.

Fourteenth Street Heights—Clad Livingston et ux. to M. Peterson, lots 13 and 15, square 2215, \$10.

L street northwest, between Twentieth and Twenty-first streets—Mary D. Collamer to Newton L. Collamer, lot 73, square 76 (subject to life estate of grantor) \$10. Same to Horwood L. Collamer, lots 42, 43, 44, square 76 (subject as above), \$10.

134 Emerson street northwest—Herbert W. Hollidge et ux. to James W. Harbaugh, trustee, lot 130, square 1029, \$10.

University Heights—J. Newton to Samuel Ganss, lot 25, block 43, \$10.

Whittingham—Owen H. Fowler et ux. to Thomas H. Stokes, lot 6, square 8307.

Manor Park—William M. Terrell, trustee, to Erastus H. Lefrier, lots 14 and 15, square 3241, \$10.

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THE VENTOSA, First and B Sts. N. W.

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\$20.00 up.

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